

# DAWSON CREEK REALIGNMENT FINAL DEVELOPMENT PLAN OF THE GROVE (PUD 5-07) AND PRELIMINARY PLAT

CPPC LOT ID: 1640667512 (WG-2E-2)  
 LOCATED IN SECTION 56 IN TOWNSHIP 6 SOUTH, RANGE 1 EAST  
 GREENSBURG LAND DISTRICT, EAST BATON ROUGE PARISH, LOUISIANA

LAND USE SUMMARY					
PARCEL	MAX AREA AND UNITS				MAX BLDG HEIGHT (FLOOR)
	RESIDENTIAL (UNITS)	COMMERCIAL/ OFFICE (SF)	HOTEL (ROOMS)	DENSITY/ INTENSITY	
DAWSON CREEK COMMUNITY	0	0	0	N/A	N/A



UTILITY COMPANIES	
WATER:	BATON ROUGE WATER CO. (225) 928-1000
SEWER:	CITY OF BATON ROUGE (225) 389-5623
GAS:	ENERGY (800) 368-3749
ELECTRIC:	ENERGY LOUISIANA (800) 368-3749
TELEPHONE:	AT&T (877) 722-3722
CABLE:	COX COMMUNICATIONS (855) 627-1562

C-1.0 of

# PC Homework Set (11.20.18)

17/10/2018 16:02:47:03 Diagnostics\user\_development\Growth\ADP\CHD Cover Sheet PDF .svg











500 Main Street  
Baton Rouge, LA 70801  
Tel. 225-765-7400  
www.stantec.com

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## Consultants

## REVISION #3: September 27, 2018

CONCEPT PLAN APPROVED BY THE PLANNING COMMISSION ON JULY 23, 2007; METRO COUNCIL ON AUGUST 15, 2007; UPDATED APPROVAL BY THE PLANNING COMMISSION STAFF ON OCTOBER 9, 2015; REVISION 1 APPROVAL BY THE PLANNING COMMISSION ON JUNE 19, 2017; REVISION 2 APPROVAL BY THE PLANNING COMMISSION ON MARCH 2, 2018. REVISED TO:

## 1) MAJOR SITE CHANGE OF THE CONCEPT PLAN FOR:

- ACCOUNT FOR THE GEOGRAPHIC SITE CHANGES ASSOCIATED WITH THE APPROVED RELOCATION OF DAWSON CREEK WHICH CHANGES THE ACREAGE OF PARCEL C AND CREATES A NEW PARCEL D
- RE-ALLOCATION OF LAND USE AREAS/UNITS FOR EACH DEVELOPMENT PARCEL
- ADJUSTMENT OF OVERALL COMMON OPEN SPACE AND GREEN SPACE FROM 33.14 ACRES (28 %) AND 16.60 ACRES (50%), RESPECTIVELY, TO 23.71 ACRES (20.1%) AND 14.40 ACRES (60.7%).

## PLANNING COMMISSION SUBMITTAL

DATE: 09-27-18

THESE DRAWINGS ARE CONCEPTUAL AND NOT INTENDED FOR BIDDING OR CONSTRUCTION

## Notes CPPC LOT IDS:

1640667474 (WG-2A)	1640667494 (WG-2B-1)
1640667476 (WG-2C)	1640667496 (WG-R)
1640667515 (WG-2D-A)	1640667501 (WG-2B-2-A)
1640667516 (WG-2D-B)	1640667502 (WG-2B-2-B)
1640667517 (WG-2D-C)	1640667510 (WG-2E-1)
1640667518 (WG-2D-D)	1640667511 (ROW-1)
1640667519 (WG-2D-E)	1640667512 (WG-2E-2)
1640667479 (WG-2F)	1640750268 (1)

2 MINOR REVISION	AMR	RMD	18.03.02
1 MAJOR SITE CHANGE	AMR	RMD	17.06.19
Revision	By	Appd.	TTJALLOO

PC STAFF REVIEW SUBMITTAL	AMR	AMR	18.09.27
Issued	By	Appd.	TTJALLOO

File Name:	Draw.	Child.	Draw.	TTJALLOO
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## P permit-Seal



Client/Project  
WILLOW GROVE - NORTH, LLC

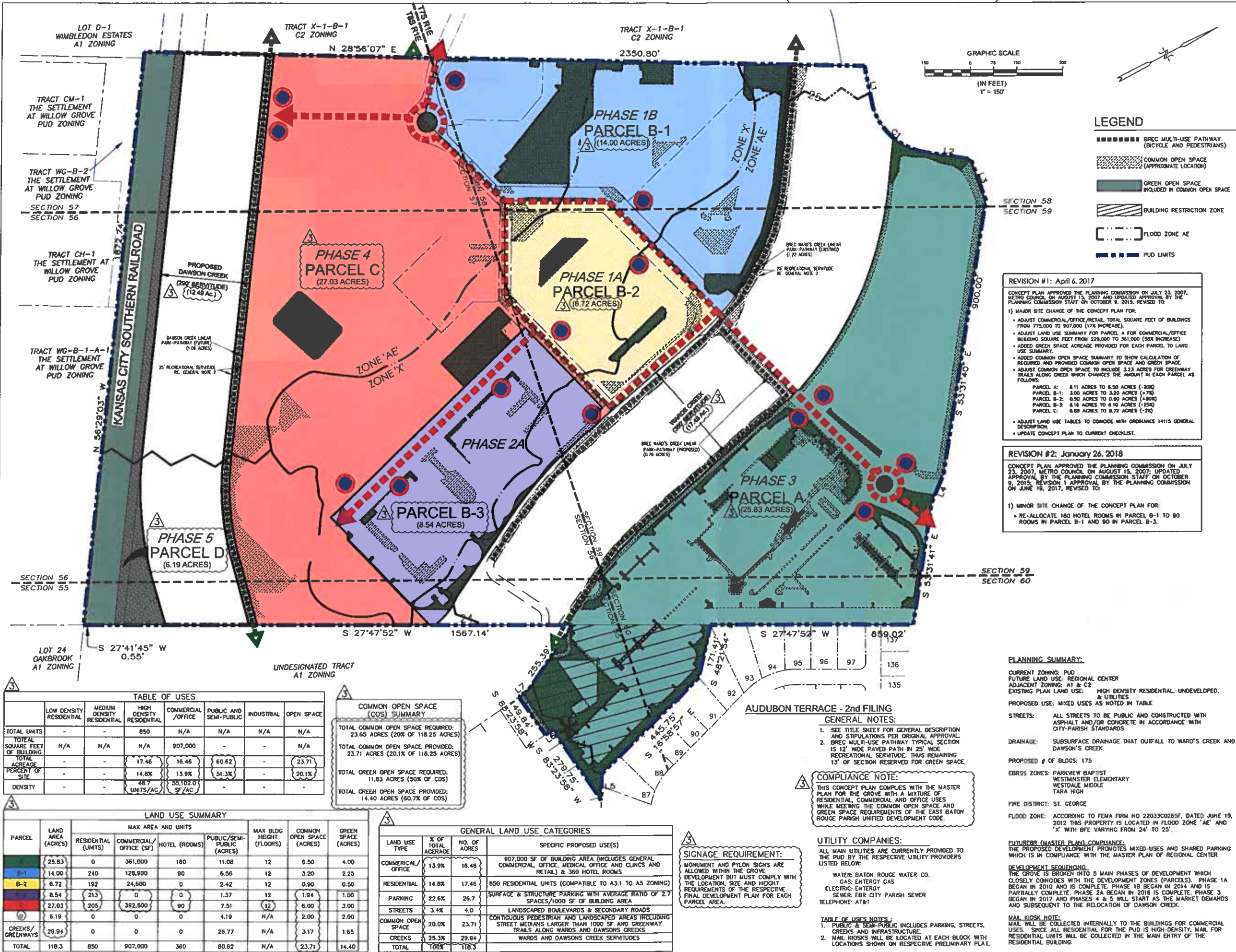
CONCEPT PLAN  
THE GROVE PUD-5-07  
Baton Rouge, Louisiana

Title  
CONCEPT PLAN

Project No.  
201802840

Drawing No. Sheet Revision

C-3.0 R3 of






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## Consultants

 PRIOR APPROVED FDP BOUNDARY  
 CONCEPT PLAN BOUNDARY  
 CURRENT FDP BOUNDARY

Revision	By	Apod.	ET JAW
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Issued	By	Appd.	YTJWW
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**File Name:** \_\_\_\_\_

Permit-Seq



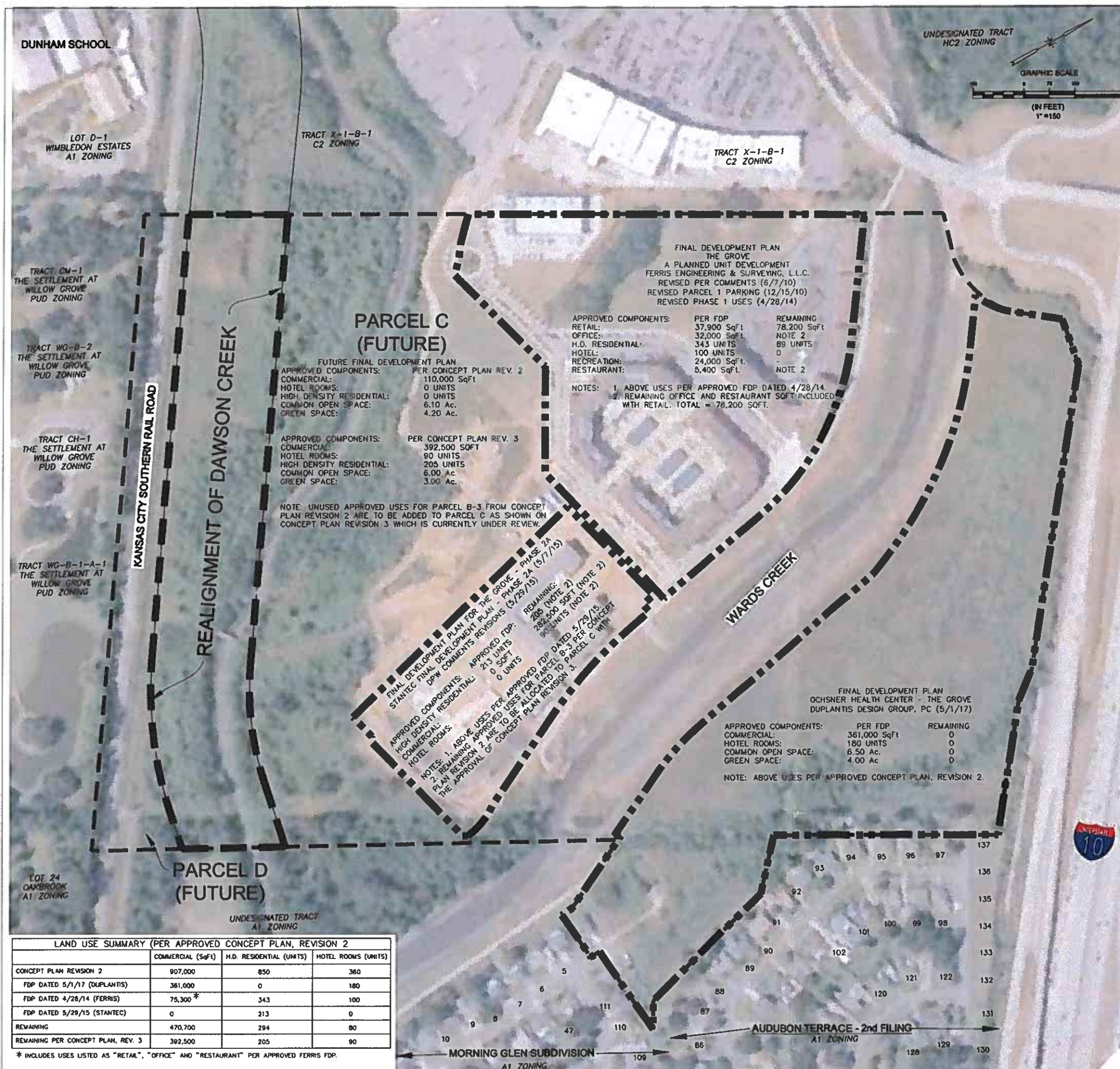
Client/Project  
WILLOW GROVE - NORTH, LLC

**FINAL DEVELOPMENT PLAN  
THE GROVE**  
Baton Rouge, Louisiana

File **OVERALL DEVELOPMENT/ PHASE PLAN**

Project No.	Scale
201802840	

Drawing No.	Sheet	Revision
C-4.0	of	



TABLES TAKEN FROM CONCEPT PLAN REVISION 3 (UNDER REVIEW)

PARCEL	LAND AREA (ACRES)	LAND USE SUMMARY					MAX BLDG HEIGHT (FLOORS)	COMMON OPEN SPACE (ACRES)	GREEN SPACE (ACRES)
		RESIDENTIAL (UNITS)	COMMERCIAL/ OFFICE (SF)	HOTEL (ROOMS)	PUBLIC/SEMI-PUBLIC (ACRES)				
	25.83	0	361,000	180	11.08	12	6.50	4.00	
	14.00	240	128,800	90	6.56	12	3.20	2.25	
B-1	6.72	192	24,600	0	2.42	12	0.90	0.50	
B-2	8.54	213	0	0	1.37	12	1.94	1.00	
	27.03	205	382,500	50	7.51	12	6.00	3.00	
D	6.19	0	0	0	4.19	N/A	2.00	2.00	
CRECKS/ BULKHEADWAYS	25.94	0	0	0	26.77	N/A	3.17	1.65	

GENERAL LAND USE CATEGORIES			
LAND USE TYPE	% OF TOTAL ACREAGE	NO. OF AGES	SPECIFIC PROPOSED USE(S)
COMMERCIAL/ OFFICE	13.9%	16.48	307,000 SF OF BUILDING AREA (INCLUDES GENERAL COMMERCIAL, RETAIL, RESTAURANTS AND CLINICS AND RETAIL) & 350 HOTEL ROOMS
RESIDENTIAL	14.8%	17.46	850 RESIDENTIAL UNITS (COMPTABLE TO A3.1 TO A5 ZONING)
PARKING	22.8%	26.7	SURFACE & STRUCTURE PARKING WITH AVERAGE RATIO OF 2.7 SPACES/1,000 SF OF BUILDING AREA
STREETS	1.4%	4.0	LANDSCAPED BOULEVARDS & SECONDARY ROADS
COMMON OPEN SPACE	20.0%	23.71	CONTIGUOUS PEDESTRIAN AND LANDSCAPED AREAS INCLUDING STREET MEDIANS LARGER THAN 1,000 SF AND GREENWAY TRAILS ALONG WARDEN AND DAWSON'S CREEKS
CREEKS	25.3%	29.94	WARDEN AND DAWSON'S CREEK SERVICITUDES

TABLE OF USES							
	LOW DENSITY RESIDENTIAL	MEDIUM DENSITY RESIDENTIAL	HIGH DENSITY RESIDENTIAL	COMMERCIAL L/OFFICE	PUBLIC AND SEMI-PUBLIC	INDUSTRIAL	OPEN SPACE
TOTAL TOTAL	-	-	850	N/A	N/A	N/A	N/A
SQUARE FEET OF BUILT-UP	N/A	N/A	N/A	907,000	-	-	N/A
TOTAL ACREAGE	-	-	17.46	18.48	60.62	-	23.71
PERCENT OF TOTAL	-	-	14.6%	13.9%	51.3%	-	20.1%
	-	-	48.7	55,102.0	-	-	-

LAND USE SUMMARY (PER APPROVED CONCEPT PLAN, REVISION 2)			
	COMMERCIAL (SqF)	H.D. RESIDENTIAL (UNITS)	HOTEL ROOMS (UNITS)
CONCEPT PLAN REVISION 2	907,000	850	360
FDP DATED 5/1/17 (DUPLANTIS)	361,000	0	180
FDP DATED 4/28/14 (FERRIS)	75,300*	343	100
FDP DATED 5/29/15 (STANTEC)	0	213	0
REMAINING	470,700	294	80
REMAINING PER CONCEPT PLAN, REV. 3	392,500	205	90

\* INCLUDES USES LISTED AS "RETAIL", "OFFICE" AND "RESTAURANT" PER APPROVED FERRIS EDC







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**Consultants**

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PC STAFF REVIEW SUBMITTAL	MSE	AMR	18.09.27
Issued	By	Appd.	TYJAA.DD

File Name:	Drawn	Checked	Design	TYJAA.DD
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**Permit Seal**



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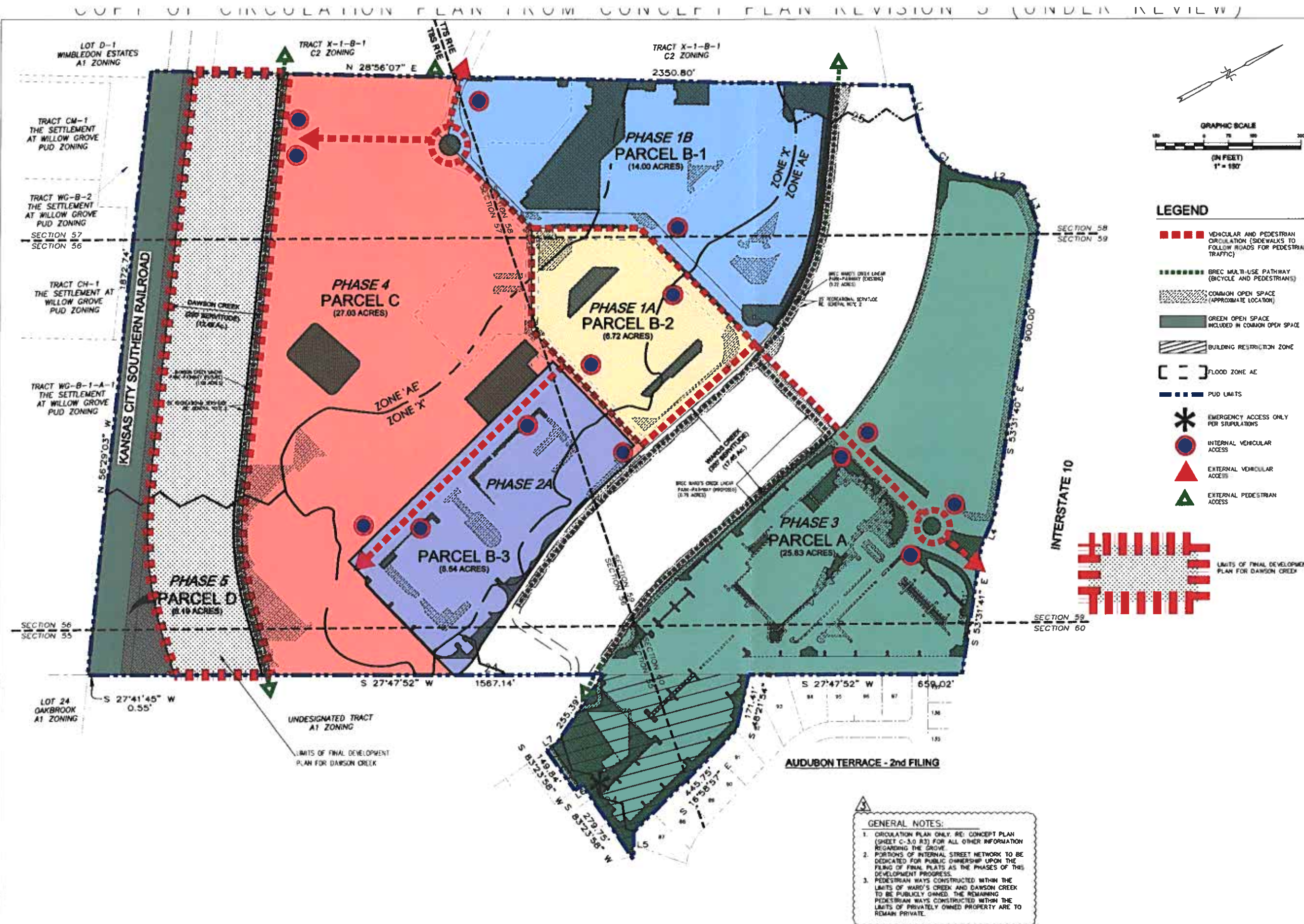
Client/Project  
**WILLOW GROVE - NORTH, LLC**

**CONCEPT PLAN  
THE GROVE PUD-5-07**  
Baton Rouge, Louisiana

**CIRCULATION PLAN**

Project No. 201802840	Scale 1"=150'
Drawing No.	Sheet
	Revision

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